

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| | | | | PJs in State: | 28 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 91.09 % | 96.67 % | 26 | 95.51 % | 18 | 15 | |
| % of Funds Disbursed | 84.85 % | 84.39 % | 20 | 87.58 % | 32 | 30 | |
| Leveraging Ratio for Rental Activities | 11.04 | 2.5 | 0 | 4.86 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 79.70 % | 74.45 % | 25 | 82.17 % | 18 | 24 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 65.89 % | 72.55 % | 21 | 71.17 % | 30 | 31 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 73.00 % | 80.49 % | 20 | 81.54 % | 23 | 22 | |
| % of 0-30% AMI Renters to All Renters*** | 40.00 % | 49.28 % | 14 | 45.68 % | 0 | 38 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 96.21 % | 1 | 96.19 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 15 / 28 | Nationally: | 45 42 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$70,656 | \$54,391 | | \$27,510 | 100 Units | 71.90 % | |
| Homebuyer Unit | \$36,411 | \$15,906 | | \$15,239 | 39 Units | 28.10 % | |
| Homeowner-Rehab Unit | \$0 | \$12,068 | | \$20,932 | 0 Units | 0.00 % | |
| TBRA Unit | \$0 | \$6,070 | | \$3,121 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mount Vernon NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.15

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|
| RACE: | | | | |
| White: | 1.0 | 2.6 | 0.0 | 0.0 |
| Black/African American: | 76.0 | 89.7 | 0.0 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 7.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 16.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.0 | 7.7 | 0.0 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|---|---|
| 1 Person: | 28.0 | 5.1 | 0.0 | 0.0 |
| 2 Persons: | 42.0 | 15.4 | 0.0 | 0.0 |
| 3 Persons: | 18.0 | 20.5 | 0.0 | 0.0 |
| 4 Persons: | 10.0 | 25.6 | 0.0 | 0.0 |
| 5 Persons: | 2.0 | 25.6 | 0.0 | 0.0 |
| 6 Persons: | 0.0 | 7.7 | 0.0 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|---|---|
| Single/Non-Elderly: | 27.0 | 20.5 | 0.0 | 0.0 |
| Elderly: | 2.0 | 0.0 | 0.0 | 0.0 |
| Related/Single Parent: | 47.0 | 41.0 | 0.0 | 0.0 |
| Related/Two Parent: | 14.0 | 38.5 | 0.0 | 0.0 |
| Other: | 10.0 | 0.0 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|---|
| Section 8: | 0.0 | 0.0 # |
| HOME TBRA: | 0.0 | |
| Other: | 5.0 | |
| No Assistance: | 95.0 | |

of Section 504 Compliant Units / Completed Units Since 2001 487

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mount Vernon State: NY Group Rank: 45
 (Percentile)
 State Rank: 15 / 28 PJs Overall Rank: 42
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.95% | 79.7 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 54.12% | 65.89 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 73 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.11% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.750 | 2.67 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

